

Squam Lakes Conservation Society

CAMPSTEAD EASEMENT DESIGN STANDARDS

Purpose

The Squam Lakes Conservation Society (SLCS) developed Campstead Easements as a means to preserve and protect the distinctive landscape that characterizes the Squam shoreline. Since the late 19th century, individuals and families have gathered here in the warmer months to enjoy the beauty and recreational opportunities afforded by Squam and surrounding mountains.

The Baseline Documentation that accompanies each Campstead Easement documents the specific character-defining features of the property and its buildings. The information provided in the Baseline Documentation serves as a reference for evaluating the appropriateness of an application for building or site alteration or new construction.

Campstead Building Characteristics

While each campstead is visually and historically unique, certain physical attributes characterize campstead buildings:

- modest scale,
- low roof eaves and ridgelines, and gable or gambrel roofs,
- exposed rafters,
- native materials (particularly rough-cut stone; wood; bark-clad logs; trim made of twigs),
- wood siding in a earthen or dark color scheme, but often left unpainted; trim in a similar or subtly contrasting color, but remaining inconspicuous from the lake,
- porches,
- bands or groups of small-pane windows, rather than large, single-pane windows that create a high level of reflectivity.

A campstead building can reflect a single construction project, but more often is from sections cobbled together, with additions and projections built to accommodate shifting family needs, but always retaining its low profile and harmony with the landscape in which it is sited.

Campstead Site Characteristics

Most campsteads are comprised of several, informally sited buildings that may serve a variety of functions. Unpaved footpaths that weave through the woods typically link the buildings and provide access to the lake. Railings are frequently made from logs and saplings found on the property. The land surrounding the buildings is undisturbed and characterized by ledge, strewn boulders, and scrub and trees, with small clearings around primary buildings. Trees and shrubs along the shoreline are not removed in order to open up views and artificial sightlines.

General Standards

- If an existing building described in the Baseline Documentation has physical attributes that differ from those outlined in the Standards below, the Baseline Documentation shall prevail for purposes of determining the appropriateness of an application for an alteration or new construction.
- All alterations or new construction shall possess physical attributes typical of campstead buildings, as described above, and shall be preceded by a written request and approval as outlined in the Campstead Easement.

EXHIBIT C

Landscaping & Site Work

- All buildings shall be screened from the lake and publicly accessed tributaries by indigenous trees and shrubs. Artificially created viewsheds are prohibited.
- Boulders and other large rocks along the shoreline shall not be removed or relocated.
- All new landscaping, except flowers and shrubs planted out of view of the water, shall rely upon indigenous plantings and materials. Lawns or expanses of grass are prohibited.
- Driveways, walkways and paths shall remain dirt or gravel.

Building Alterations

- **Roofs, Chimneys, Dormers**
 - The existing roofline shall not be raised.
 - Roofing material shall be unobtrusive and non-reflective from the lake. (Examples of acceptable roofing materials are asphalt shingles or rolled asphalt roofing in dull shades of brown, gray, or green; or wood shingles. Some metal roofs may be appropriate.)
 - Chimneys that are visible from the lake shall be constructed of brick or stone.
- **Walls & Trim**
 - Wall siding and trim materials shall be wood, fiber-cement or fieldstone.
 - If painted, walls and trim shall be in earthen tones. Some color highlights on the trim may be acceptable if not obtrusive from the water.
- **Fenestration**
 - Large, unbroken expanses of single sheets of glass should be avoided.
- **Foundation**
 - An exposed, poured-concrete foundation wall is prohibited.

Additions

- An addition, including a porch, shall be allowed, provided it does not increase either the footprint (square feet) or the exterior volume (cubic feet) dimension by 10% over and above the dimensions of the existing buildings cited in the Baseline Documentation.
- The design of an addition shall incorporate the physical attributes of campstead buildings as described above and the attributes of the building to which it is being appended.
- No addition shall exceed the height of the main building to which it is attached.

Building Replacements

- **In-kind**

A building that is rebuilt to match the one in the Baseline Documentation shall be considered an In-kind replacement. In-kind replacements shall exactly match the exterior of the original building with respect to design, size, footprint, configuration, detailing, materials, fenestration, color, texture and other visual qualities, regardless of whether the building as documented complied with these Design Standards.
- **New**

A building that is not In-kind and is built on the site of a previous building shall be considered a New Building. New Buildings shall be designed to incorporate the physical attributes of campstead buildings as described above, as well as share some design features with the previous or nearby campstead buildings. New Buildings must be located on the same footprint and may only be enlarged by increasing either the footprint or the cubic feet dimension by no more than 10% over the dimensions of the existing buildings (see Baseline Documentation).

EXHIBIT C

REQUEST FOR APPROVAL OF CAMPSTEAD ALTERATIONS

Application Process for Building Alterations:

Name

Property Location

Campstead Easement date

Please describe the work to be undertaken.

Alterations: Include photographs of elevations to show the existing condition.

Additions & Building Replacements: Include a set of conceptual plans, including elevations, of the proposed work. Provide detailed descriptions—even samples—of materials to be used, including color choices.

SLCS has 30 days to review and approve/approve with conditions/disapprove/an application for site or building alterations, or replacement of an in-kind building, upon receipt of a completed application.

SLCS has 45 days to review and approve/approve with conditions/disapprove/ an application for replacement of a new building, upon receipt of a completed application.

Please call SLCS (603) 968-7900 with any questions or if you wish to arrange a pre-application consultation.